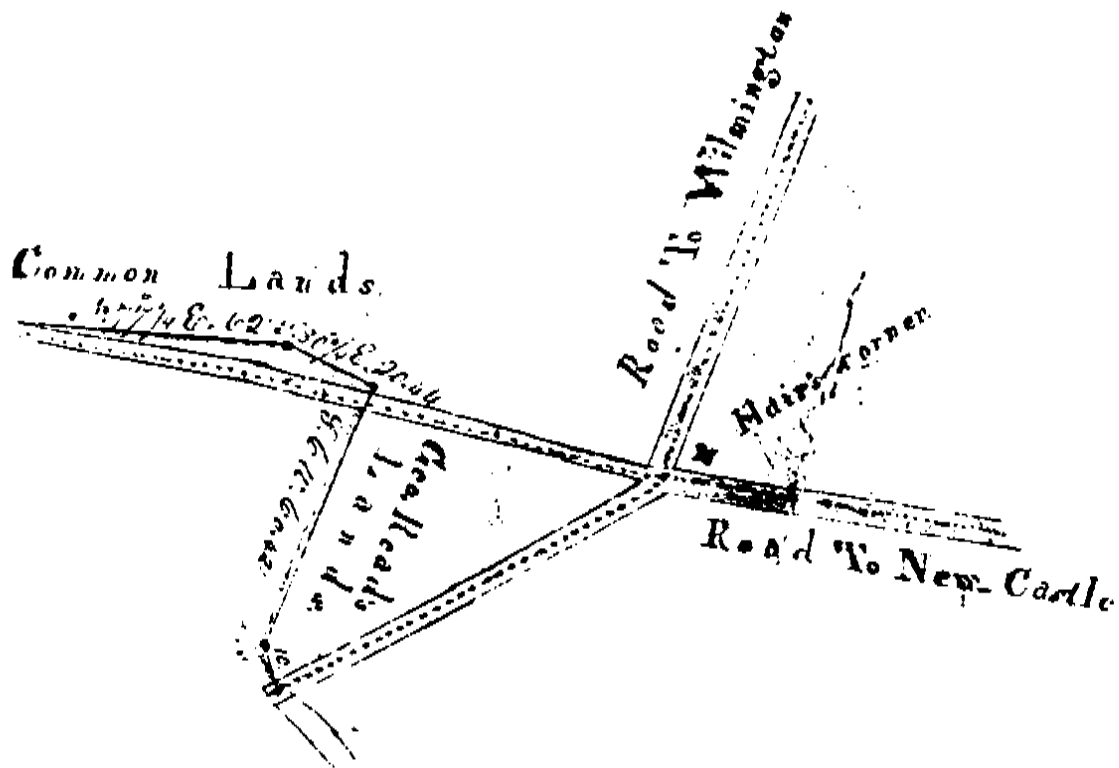


# Cultural Resource Assessment Hares Corner Interchange U.S. Route 13 and SR 40 New Castle County, Delaware

John E. Cavallo, Amy Friedlander and Martha H. Bowers

The Cultural Resource Group  
Louis Berger & Associates, Inc.  
East Orange, New Jersey



Delaware Department of Transportation



U.S. Department  
of Transportation

Federal Highway  
Administration

DELDOT ARCHAEOLOGICAL SERIES 59

John T. Davis  
Director  
Division of Highways  
1988

CULTURAL RESOURCE ASSESSMENT  
HARES CORNER INTERCHANGE  
U.S. ROUTE 13 AND S.R. 40  
NEW CASTLE COUNTY, DELAWARE

DELDOT PROJECT 87-107-01

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BY

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and

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Division of Historical and Cultural Affairs  
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## ABSTRACT

The Cultural Resource Group of Louis Berger & Associates, Inc. conducted an archaeological and architectural assessment of the Hares Corner Interchange, the intersection of U. S. Route 13 and Delaware Route 273. The purpose of this work was to provide information for compliance with Section 106 of the National Historic Preservation Act in consultation with the Delaware State Historic Preservation Office in the Bureau of Archaeology and Historic Preservation. A history of the interchange was prepared. No archaeological resources indicative of prehistoric or historic occupations were identified. The Cottage Farm house was evaluated as not eligible for inclusion in the National Register of Historic Places.

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## INTRODUCTION

At the request of the Delaware Department of Transportation, the Louis Berger Cultural Resource Group initiated and completed an historic, prehistoric, and architectural survey of the proposed Hare's Corner Interchange area and adjacent properties. The purpose of the work was to provide information for compliance with Section 106 of the National Historic Preservation Act in consultation with the State Historic Preservation Office in the Bureau of Archaeology and Historic Preservation. This investigation included a thorough historic document search, a prehistoric archaeological survey which entailed both surface reconnaissance and subsurface testing, and an architectural assessment of the Cottage Farm property on State Route 273. The results of this study concluded that there are no historic, prehistoric archaeological, or architectural properties meeting National Register criteria that would be affected by construction of the proposed Hare's Corner Interchange. The details of each of these studies are presented in this report.

Appreciation for their support, administration, research and services is also extended to all the involved individuals:  
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## DESCRIPTION OF PROJECT AREA

The intersection of U.S. Route 13/40 and Delaware Route 273, historically known as Hares Corner, is located in northeastern New Castle County some five miles southwest of Wilmington (Figure 1). U.S. Route 13/40 is a major arterial connecting Wilmington with the capital of Dover (Route 13) and northern Delaware and New Jersey with Maryland. Route 273 is located on the route of the historic New Castle and Frenchtown Turnpike, connecting New Castle, Christiana, Ogletown and Newark.

As described in the draft Environmental Assessment prepared by DelDOT and FHWA in July, 1986 (pp. 1 and 4), Hares Corner, historically a small crossroads hamlet, is now almost entirely developed for commercial and industrial use:

The frontage along both sides of U.S. 13/40 south of the intersection is in strip commercial development. North of SR 273, several commercial properties and the Farmers Market occupy the area on the east side of U.S. 13/40. The area on the west is occupied by one commercial property and the Greater Wilmington Airport. Old Churchmans Road accesses U.S. 13/40 from the west, immediately south of the Greater Wilmington Airport. Lands along SR 273 west from the U.S. 13/40 intersection to Churchmans Road are occupied by several commercial and residential properties on the

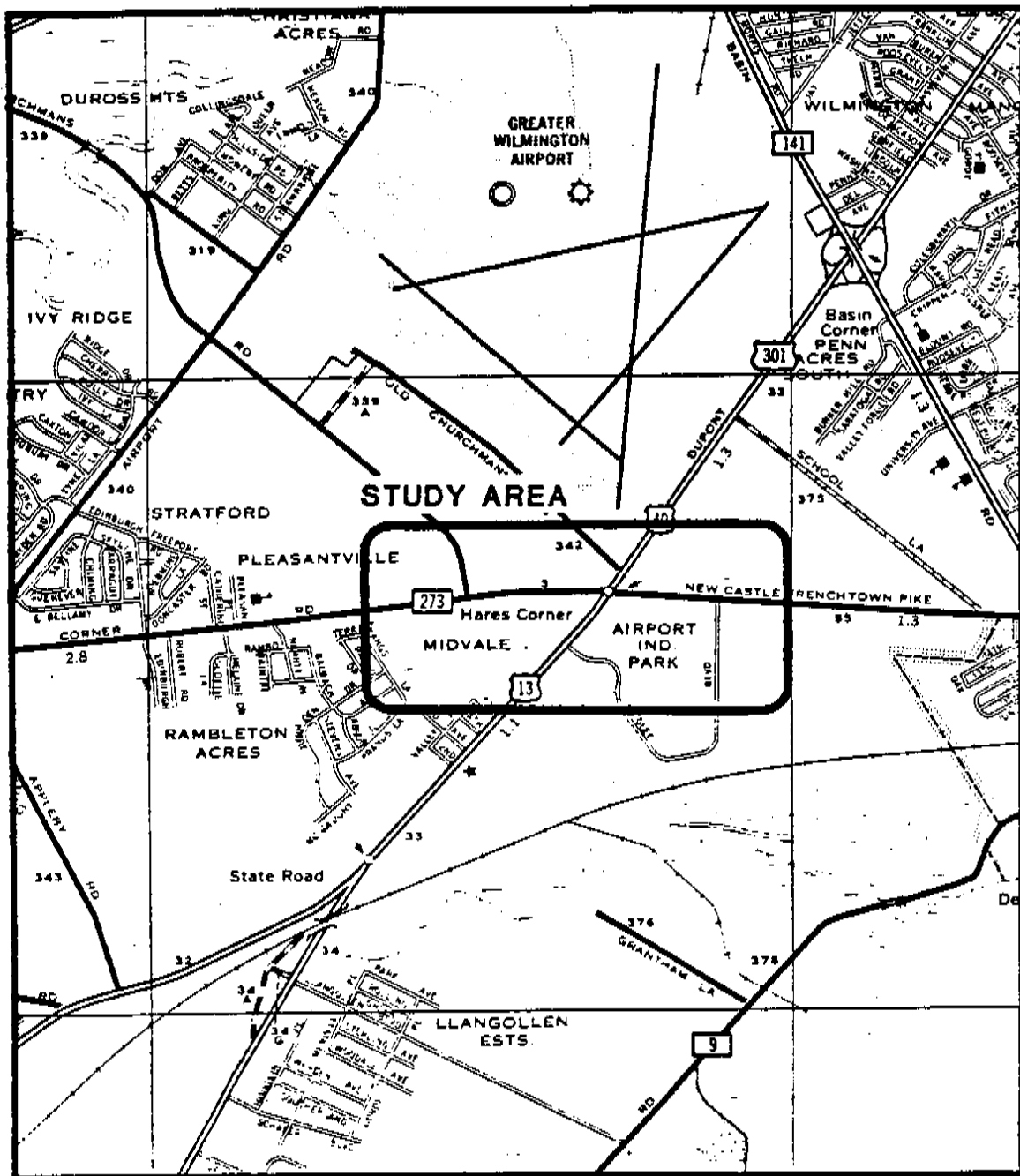


FIGURE 1: Project Location Map

SOURCE: DELDOT

south side of the corridor and an active borrow pit occupies the area on the north. Churchman's Road intersects SR 273 from the north and the entrance to Churchmans Center industrial area forms the fourth leg of this signalized intersection. The industrial area occupies a rather extensive excavated area that at one time was a borrow pit. The industrial area, in which development is ongoing, extends west along SR 273 to the Rambleton Acres Shopping Center at Prangs Lane, the western project limits. The north side of this section of corridor is occupied by the New Castle Square Shopping Mall and a bank. East of Hares Corner along SR 273, the Farmers Market, a liquor store and vacant lands associated with a farming unit occupy the lands on the north side of the corridor to the eastern project limits. The Airport Industrial Park along with several residential and commercial properties occupy the south side of SR 273. Like Churchman's Center industrial area, the rapidly developing Airport Industrial Park occupies a large borrowed area. The industrial park access to SR 273 is served by Quigley Boulevard approximately 1,500 ft. east of Hares Corner intersection. Quigley Boulevard also accesses U.S. 13/40 approximately 1,000 ft. south of the intersection.

## PREHISTORIC OVERVIEW

### REGIONAL PREHISTORY

The prehistory of northern Delaware has been divided into four periods:<sup>1</sup> 1) The Paleo-Indian Period (ca. 12,000 B.C. - 6500 B.C.), The Archaic Period (ca. 6500 B.C. - 3000 B.C.), The Woodland I Period (ca. 3000 B.C. - A.D. 1000), and The Woodland II Period (A.D. 1000 - A.D. 1650). The time frame between A.D. 1650 to approximately A.D. 1750 marks the final years of Native American occupation of the area during early European colonization of the state.

#### THE PALEO-INDIAN PERIOD (ca. 12,000 B.C. - 6500 B.C.)

The Paleo-Indian Period marks the initial occupation of the state by small groups of nomadic Native American hunters and gatherers. Their presence coincided with the amelioration of late Pleistocene glacial environmental conditions throughout eastern North America and the beginning of early Holocene conditions; that is, cold temperatures and alternating periods of wet and dry conditions. The economic system of the Paleo-Indians was largely based upon the hunting of large, cold-adapted animals including both migratory and non-migratory species. Although direct evidence of Paleo-Indian use of non-mammalian food resources is lacking in the archaeological record of Delaware, paleoenvironmental data indicate that their exploitative territories include habitats in which plant foods and other edible resources were

available. Palynological and geomorphological data suggest that the vegetation in Delaware during the Paleo-Indian Period consisted of a mosaic comprised of deciduous and boreal forests and grasslands that would have provided graze, browse and shelter for a variety of small and large mammals. In conjunction with various surface water settings, these habitats would have been focal points for Paleo-Indian foragers.

The stone tool kit of the Paleo-Indians was characterized by a limited number of bifacial and unifacial implements that suggest a heavy emphasis on the procurement and processing of animal resources. These include projectile points, hafted and unhafted knives, scrapers, and less formalized flake tools. Of these, the fluted point is the diagnostic hallmark of the Paleo-Indian Period. Other point styles indicative of the later part of this cultural period include both unfluted triangular forms and notches and stemmed points. The distributions and environmental settings of Paleo-Indian sites and isolated point finds, suggest that these people maintained a lifestyle that consisted of relatively frequent movements of single or multiple family groups to and from resource-rich habitats. It appears that this basic subsistence/settlement strategy persisted with only minor variations for approximately 5,500 years.

Relatively large numbers of Paleo-Indian hunting and processing sites have been located in northern Delaware near Hockessin and the Wilmington Medical Center<sup>2</sup>. Paleo-Indian sites possibly related to the procurement of lithic raw material for

the production of stone artifacts may be associated with jasper outcrops in the nearby Iron Hill formation.

#### THE ARCHAIC PERIOD (ca. 6500 B.C. - 3000 B.C.)

The Archaic Period is characterized by a series of changes in prehistoric Native American technologies, subsistence, and settlement<sup>3</sup>. These shifts are interpreted as gradual human responses to the emergence of full Holocene environmental conditions. The landscape was dominated by mesic oak and hemlock forests. Reductions in open grasslands brought about by warm and wet conditions resulted in the extinction of certain cold-adapted grazing animal species (i.e., caribou and bison) that were the favored prey of Paleo-Indian groups. Alternatively, these vegetational changes were favorable to browsing animals such as deer who flourish in such settings.

An increase in sea level during the beginning of the Holocene in northern Delaware effected the rise of local water tables thus creating several large swamps such as Churchmans Marsh. At this time, Native American populations in these locales shifted from the more hunting-oriented foraging pattern of the Paleo-Indian Period to one in which plant foods became a more important part of their economies. Large swamp habitats such as Churchmans Marsh served as locations for the first large residential base camps (e.g., the Clyde Farm Site) possibly occupied by several different family groups. Associated with these larger group camps are more numerous and smaller procurement sites situated in various settings in northern Delaware that would have

been favorable for hunting and gathering activities during different seasons of the year.

Archaic tool kits differ from those of the Paleo-Indian Period in that they include a number of artifacts indicative of plant food processing (i.e., grinding implements and stone mortars). Although Archaic groups in northern Delaware appear to have been less mobile than the preceeding Paleo-Indian populations, they were more mobile than later Woodland Period groups. The sizes of archaic exploitative groups seem to have fluctuated seasonally and with the availability of food resources.

#### THE WOODLAND I PERIOD (ca. 3000 B.C. - A.D. 1000).

Based upon palynological and geomorphological data from the Middle Atlantic region, the Woodland I Period has been described as a time of "dramatic change in local climates and environments" in which "a pronounced warm and dry period" (i.e., a mid-postglacial xerothermic) began at approximately 3000 B.C. and persisted to approximately 1000 B.C.<sup>4</sup> During that period, the mesic oak hemlock forests of the Archaic were replaced by more drought-resistant (xeric) oak and hickory forests and more abundant grasslands. Although these conditions effected the drying up of some interior streams, continued sea level rise resulted in the creation of highly productive and large brackish water marshes in areas of the Delaware River and the shores of the Delaware Bay. In essence, the xerothermic is hypothesized to have effected shifts in the distributions of plant and animal species and the establishment of new resource-rich settings in some areas of the state.

In turn, these proposed shifts in climate, environmental conditions, and resource distributions are believed to have resulted in radical changes among resident prehistoric Native American populations in the study area including a trend toward greater sedentism and more complex systems of social organization and interactions. For example, major river floodplains and estuarine swamp habitats became the primary resource zones and the locations of large residential base camps occupied on a multi-seasonal or year-round basis. Such sites are particularly prominent in several sectors of northern New Castle County relatively close to the Hare Corner project area. These include the Delaware Park Site, the Clyde Farm Site, the Crane Hook Site, and the Maamans Creek Site. Artifact assemblages and features from these sites suggest intensive utilization by prehistoric populations and a trend toward more sedentary lifeways.

The tool kits of Woodland I groups are generally similar to those of the Archaic with the addition of such items as heavy woodworking tools, soapstone and ceramic containers, broad-bladed points, and netsinkers. The increased abundance of plant processing tools over the preceding period suggests more intensive utilization of plant foods which by the end of Woodland I times, may have approached the level of productive intensification. The presence of non-local lithic materials such as argillite, rhyolite, and soapstone are interpreted as indicators of incipient regional trade and exchange networks. The presence of soapstone and ceramic vessels are viewed as items that facilitated more



efficient food preparation and storage of surplus foods. Pit features employed for food storage and the remains of prehistoric dwellings have been documented at the Delaware Park and Clyde Farm Sites.

The inferred reduction in overall group mobility, the presence of certain artifact types indicative of intensified resource processing, the possible generation of food surpluses, the presence of artifact caches and the possible existence of increased inter-regional exchange networks as inferred from the presence of non-local lithic raw materials are interpreted as indicators of the initial development of ranked social organization as opposed to earlier egalitarian systems.

#### THE WOODLAND II PERIOD (A.D. 1000 - A.D. 1650)

The Woodland II Period within the Middle Atlantic region is marked by the introduction of hoe-type horticulture; particularly in areas south of the Potomac River, portions of Pennsylvania, New Jersey's Upper Delaware Valley, and New York State. However, there is no archaeological evidence in northern Delaware to support a shift in subsistence from predominately wild plant foods to cultigens. A similar pattern has also been recognized in the adjacent New Jersey Coastal Plain. Based on archaeological evidence from large residential base camps in northern Delaware, no significant changes in social organization nor abandonment of intensive plant utilization and hunting are evident.

#### THE CONTACT PERIOD (ca. A.D. 1650 - A.D. 1750)

This approximately one hundred year period marked both the initial contact between the Native American inhabitants of Delaware and European colonists and the total collapse of traditional native lifeways and socio-political organization. The picture is further complicated by the paucity of sites dating to this important period within the state. However, historical sources indicate that resident Native American populations had minimal interaction with European settlers and were subjugated by the Susquehannock Indians of southern Lancaster County, Pennsylvania. A small number of descendants of the original Native American inhabitants of Delaware still reside in the state today.

## HISTORICAL PERSPECTIVE

### INTRODUCTION

The purpose of the historical research was to provide support to the archaeological and architectural components of this project and to summarize (in this chapter) the historical development of Hares Corner. The intersection was believed to typify similar communities found historically in rural environs, now subsumed into the suburbs of major cities. Engineering drawings and maps supplied by DelDOT were used in developing the field strategy, and a title search or property history was provided for Walnut Cottage. The principal results of the latter have been included in the results of architectural fieldwork and evaluation.

An intensive cartographic review was conducted for the study area and records relating to road and turnpike construction were located. Property histories were then compiled for the blacksmith/wheelwright's shop and the tavern/hotel that historically occupied the intersection as well as for Walnut Cottage. While an in-depth examination of the regional and sub-regional systems was clearly beyond the scope of this project, this approach enabled LBA to sketch the historical development of the transportation system and three of the functions (industrial, residential, social) associated with this area. Data were found at the Recorder of Deeds, City/County Building, Wilmington; Historical

Society of Delaware, Wilmington; Hall of Records, Dover; and University of Delaware, Newark.

#### HISTORICAL DEVELOPMENT OF HARES CORNER

The Hares Corner Interchange is partially contained in and immediately adjacent to the 1,068-acre New Castle Commons. The policy of erecting these Commons, or public lands held by the local hundred, dates to William Penn's proprietorship, and the New Castle Commons is the last still in legal existence in Delaware. Clearly no longer kept as open land, portions of it have been let in long-term leases since the eighteenth century. George Read (the Declaration of Independence Signer) was among the thirteen original trustees of the Common and his son, a local landowner, also served on this committee. The earliest of these leases was granted in 1797 to John Haire (or Hare), who maintained a farm and tavern at or near this intersection (Figure 2).<sup>5</sup>

Hares Corner was known in the eighteenth and early nineteenth centuries as Clarks Corner. Purchased from the Clark family in 1790 by George Read II (1765-1835), the son of George Read who signed the Declaration of Independence and a U.S. District Attorney for 30 years, the tract was included in the sales that accompanied probate of the estate of George Read II's estate in 1837 (Figure 3).<sup>6</sup> The property at that time consisted of approximately 200 acres known as Hill House Plantation, which surrounded the intersection and contained a frame dwelling and a frame barn in addition to other improvements. The family





had extensive holdings in New Castle County, most of which was rented to a series of tenants. The family's principal residence was in New Castle; the property in the vicinity of Hares Corner was leased to Jesse Hastings and Peter Spencer.<sup>7</sup>

In the eighteenth century, the 200-acre plantation had been occupied by two successive generations of the Clark family. William Clark acquired the tract in 1745. He then sold it to his son John in 1772.<sup>8</sup> Mary Clark, the administratrix of John Clark's estate and probably his widow, was sued for his debts in 1787. Unable to meet the payment, she sold the property at a sheriff's auction in 1790.

The route eventually incorporated into the Frenchtown turnpike was originally part of the Colonial roads, both known as Kings Road (Figures 2 and 3). One ran from Christiana Bridge to New Castle and the second from New Castle to Maryland.<sup>9</sup> In 1808-1809, the state legislature passed "An act to incorporate a company to make an artificial road from New Castle to French town on Elk River in Cecil County, Maryland". George Read was among the appointed commissioners of the turnpike company.<sup>10</sup> Efforts to create the turnpike predated actual passage of the act; in October 1807, John Bird reported to Read that the bill to create a turnpike to Frenchtown had not passed during the recent session.<sup>11</sup> In the early years of the century, George bought out other heirs to family property in the vicinity and continued to add to his real estate over the next two decades.<sup>12</sup> Most of this land was leased out to various tenants.<sup>13</sup>

The turnpike was completed by 1813. At Hares Corner the turnpike turned south and the intersection consisted of three routes: the turnpike route, from New Castle to Frenchtown; the road from New Castle to Christiana Bridge; and an extension of the road from Red Lion northeast to the river, which merged with the turnpike a few miles south of Hares Corner (Figure 4). The transportation system remained the same for the next decades, and the intersection was bypassed by the railroad, although a station was eventually established a few miles southwest of it where the state road from Red Lion merged with the turnpike.<sup>14</sup> The principal addition to the transportation system in the later nineteenth century was construction after 1873 of another public road from the Christiana River to the turnpike road, which completed the triangle formed by the turnpike, the state road, and the new road (Figures 5 and 6).<sup>15</sup>

The earliest structures directly associated with Clarks or Hares Corner were taverns run by John Haire and Nicholas Quinn. In 1809, John Haire of New Castle Hundred petitioned the court for a license to operate a tavern.<sup>16</sup> He claimed that he occupied "the house at Clark's Corner on [the] road leading from Wilmington to Red Lion, 5-1/2 miles to Wilmington and within 5-1/4 miles of Red Lion" and that "since the road has been opened," he had "been called on frequently by travellers [sic] to entertain them." Among the 115 subscribers to Haire's petition was George Read.

In May of 1818, Nicholas Quinn of New Castle Hundred also petitioned the court for a license to maintain a "Publick





FIGURE 4: Hares Corner and Vicinity, 1820

SOURCE: Heald 1820





House".<sup>17</sup> The subscribers' justification for Quinn's request continued:

The utility of well conducted Inns are [sic] obvious and in few situations would they be more so, than at so public a place as Clark's Corner, where so many roads meet and intersect and the place approved by law for holding the general election, We understand Mr. Quin [sic] has purchased his present residence and improved it with a view to keeping an orderly, comfortable and respectable public House of Entertainment and that his House shall maintain this character, has thus become his interest as well as his desire and we are satisfied that his establishment if license is granted him) will be accommodating and satisfactory to the traveller and of general public utility.

Quinn apparently occupied the property on a long term lease. In 1823, public sale of the lease occupied by John Quinn, "successor to Nicholas Quinn, dec'd," was advertised in The American Watchman of May 9, 1823. The notice described a property consisting of 100 acres of well-cultivated arable, woodland, and a "dwelling house and building, which for 20 years have been occupied as [a] Tavern, situate on Hare's Corner, 2 miles westward of New Castle where the Frenchtown Turnpike joins Buck

Road." Sharf's History of Delaware states that Hares Corners was the "oldest continuous tavern-stand" in New Castle Hundred. In 1820, according to Sharf, it was known as Quinn's Hotel, but soon thereafter, it was renamed the "Green Tree Inn."<sup>18</sup> The tavern was originally a two-story brick structure to which a third story was subsequently added. Later nineteenth-century documents indicate that the hotel complex included a barn and cattle yard.<sup>19</sup>

Although the earliest surviving tavern license associated with Quinn dates to 1818, the 1823 advertisement implies that Quinn had operated a tavern at this location since 1802 and that it contributed to the administrative significance of the intersection by serving as a polling place during the general elections. Further evidence of the administrative/political significance of the intersection was organization of a post office Hares Corner by the mid-nineteenth century.<sup>20</sup>

By 1850, the hotel (Plate 1) had been taken over by J.C. Morrison.<sup>21</sup> According to the deed records, Morrison did not own the land although the census records suggest that his adult sons may have worked rented property in the area. In 1850, Morrison described himself as a 67-year old "Hotel Keeper" who had been born in Ireland. His wife Maria was 57; she had been born in Pennsylvania. Three young men -- presumably his sons: John C., age 24; George W., age 21; and Robert, age 17 -- gave their occupations as "Farmer." Other residents of the Morrison household were Patrick Sayers, a 28-year old Irish laborer; Catherine McManus, a 19-year old woman from Ireland; and Isaac Backus, a 35-year old black laborer from Maryland.

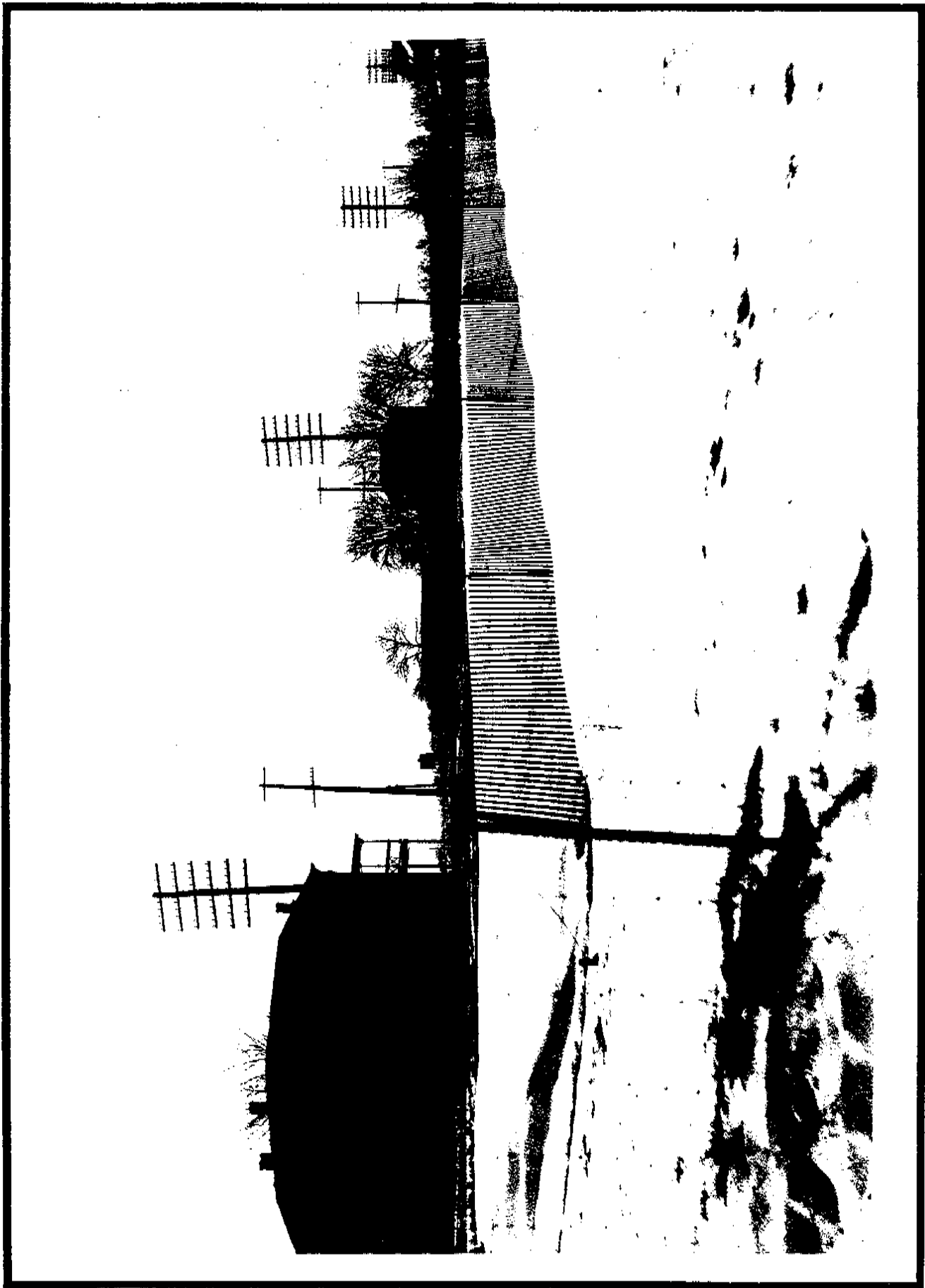


PLATE 1: Hotel at Hares Corner, Looking Southeast. Undated [Early 20th Century] Provided by DELDOT

In addition to the hotel, the intersection contained a blacksmith's shop and wheelwright's shop. Southwest of town was the county poor farm and insane asylum. Throughout the nineteenth century, the hotel, blacksmith's and wheelwright's shops were owned by the same individuals, most of whom were absentee owners. The Lake and Beers map of 1860 shows "J. W. McCrone" at the northwest corner of the intersection. In 1841, William and George McCrone bought the property from John A. and Juliana Lockwood, who had bought it from the Read estate.<sup>22</sup>

The title chain then becomes tangled. It appears that George McCrone mortgaged his one-half interest in the property, which included both the hotel lot and the shops to Smith Sharpless of Chester County, Pennsylvania, in 1857.<sup>24</sup> The entire property was sold to Jesse Lane of Wilmington at a sheriff's sale in 1870.<sup>25</sup> Lane soon sold the property to Philip R. Clark and George W. Morison, who also went under, since the lots were again auctioned off to Emma Clark at a sheriff's sale in 1883.<sup>26</sup> By 1883, the lot south of the turnpike contained a two-story frame dwelling as well as the two shops.

In 1887, Edward Harman gained control of the hotel property as well as the dwelling at the northwest corner of the intersection, which he mortgaged to Alfred and Victor DuPont.<sup>27</sup> In the late 1890s, ownership of the two shops diverged, and between 1898 and 1977, when the lot that had contained the blacksmith's shop was bought by the present owner, Franchise Realty Interstate

Corporate of Illinois, the property changed hands eight times.<sup>28</sup> The former hotel lot is now owned by the Trustees of New Castle Commons.<sup>29</sup>

Because of the incidence of absentee ownership, relatively little is known of the nineteenth century occupation of the intersection in addition to the information contained in the maps, which has been verified by extensive deed research. Through the end of the century, there were a few dwellings, a hotel, two industrial sites (i.e., blacksmith, wheelwright), and a post office located at the cross roads. These provided services to the surrounding farms. Later in the nineteenth century, the intersection became the site of a popular cattle market, possibly held behind the hotel where there were cattle sheds. Also in the vicinity were important early nurseries and major market gardens.<sup>30</sup>

Based on the occupants of Walnut Cottage, some of the surrounding farms may have functioned more like gentleman's estates or rural retreats, rather than specifically agricultural units. Walnut Cottage or Walnut Hill was owner-occupied by 1860 by James Johns, a lawyer.<sup>31</sup> His household included his wife, three young children, and a domestic servant. Within the next ten years, he sold the 17-acre farm to Thomas Holcomb, a young farmer, whose family included his wife, infant daughter, and a domestic servant.<sup>32</sup>

The farm passed to Elizabeth Holcomb after Thomas died, and when she died, it went to her daughter Rebecca.<sup>33</sup> The estate



then contained a brick dwelling house, frame "tenant house" and a frame barn; her personal property was valued at \$5173.72 and included furniture and furnishings, silverware, china, glass, and jewelry.<sup>34</sup> Rebecca Holcomb held on to the property until she died in 1946 but appears to have maintained a residence at #1709 Lanier Place, Washington, D.C. She may have used the farm as a country place as her will itemized several family heirlooms (e.g., Chippendale chairs) in the dwelling.<sup>35</sup> Other personal effects included Lowestoft china (circa 1800), several pieces of apparently ornate jewelry (e.g., emerald and diamond ring, seed pearl tiara) and various securities (General Motors, U.S. Steel, DuPont, war bonds).

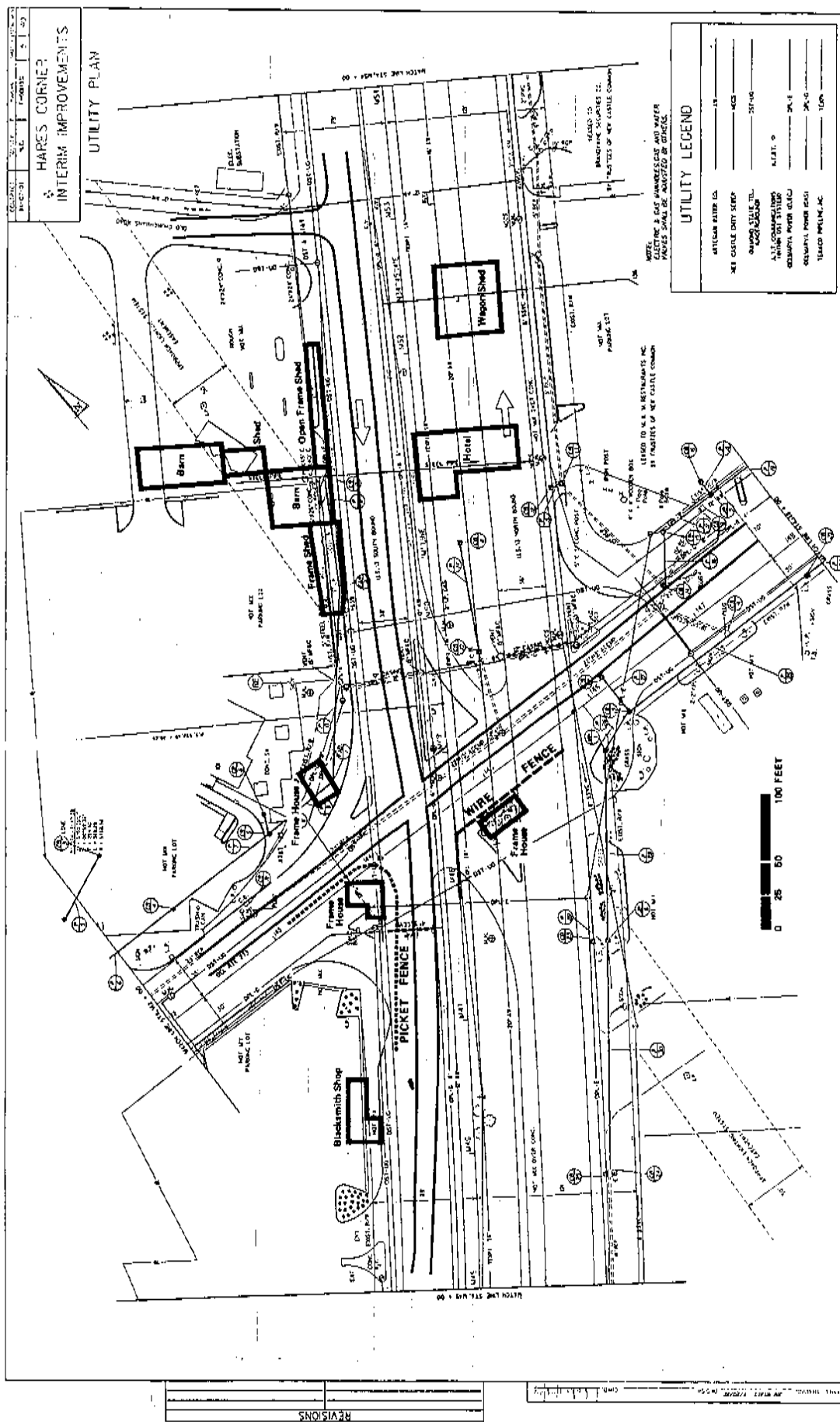
Into the first decades of the twentieth century, the Hares Corner landscape remained essentially unchanged (Figure 6). Since the 1930s, however, the intersection has been intensively developed for various commercial uses. It is adjacent to the airport as well as an industrial park. In the vicinity are also a shopping center and farmers market.

The incorporation of Route 13 into the DuPont Highway in the 1920s, which provided a long-needed efficient connection between northern and southern parts of Delaware, initiated the process whereby Hares Corner, until then retaining its character as a crossroads hamlet, was gradually transformed into an intensively developed, modern-day intersection. The initial paving of U.S. 13 in 1920, followed by its widening in 1927-28, had little effect upon the frame houses and associated outbuildings then located in

the northwest, southwest and southeast quadrants of the intersection, nor on the old brick hotel (although A. Ingram's blacksmith shop, present in 1920, was no longer present (nor needed) by 1927). By 1933, however, a service station and gas pumps had replaced the residential complex in the southeast quadrant, and that year, the dualization of Route 13 resulted in demolition of the hotel. By 1944, the only buildings present at the intersection were a frame garage (northwest quadrant) and a service station located in the southwest quadrant. Subsequent commercial and industrial development, fostered both by proximity to the highway and to the Wilmington airport, occasioned construction and utility placement on a scale such that the undisturbed existence of historic period resources is extremely unlikely (Figure 7).

#### HARES CORNER AND THE DELAWARE COMPREHENSIVE HISTORIC PRESERVATION PLAN

Data collected during this project indicate that the project area historically functioned as one of the "corners" that have been characterized as "ubiquitous" in north-central Delaware (see for example, modern U.S.G.S maps of the state and Custer's overview of historic archaeological resources for the proposed U.S. 13 Corridor, Delaware Department of Transportation Archaeological Series 40). The emergence of "corners" in the nineteenth century appears to have been a phenomenon associated with transportation developments, evidenced by their location at the intersections of primary and/or secondary roads. The historical development of



SOURCE: DELDOT

FIGURE 7: Hares Corner Intersection, Showing Roadways and Buildings as of 1920 Superimposed Upon 1987 Plan of Intersection with Utilities.

Hares Corner itself illustrates themes subsumed into three historic contexts defined in the state plan for the Upper Peninsula zone: Landscape, 1770-1830; Landscape, 1830-1880; and Landscape, 1880-1940 (Herman et al. 1986:57, 60, 66).

Transportation provided the impetus for establishment of the tavern, the first structure after the roads themselves to be built at this location. The resulting hamlet was sustained by the needs and interests of the surrounding agrarian community. Hares Corner was a polling place for general elections, had a post office, and its blacksmith and wheelwright shops provided services attractive to local farmers and travellers on the turnpike. As such it resembled other crossroads hamlets such as Blackbird Village (U.S. 13 and Salem Church Road), which in addition to a hotel, post office and store, had a church; and Mermaid (Route 7 in Mill Creek Hundred), which served as a polling place and post office as well as offering the services of a tavern, blacksmith and wheelwright.

Unplanned communities such as these helped create a sense of place for residents of areas beyond major population and commercial centers. Their names often derived from those of the hotel or tavern (Mermaid, Red Lion, Clark, Haire). As such, the names contributed a localized identity that has in many instances remained even though the physical fabric of the "corners" has not. Although twentieth-century improvements to U.S. 13 and SR 273 have obscured the physical identity of the earlier Hares Corner community, the continued use and upgrading of the older

route testify to its importance as a means of integrating older, outlying communities into the urbanized, sub-regional identity emanating from Wilmington.

## PREHISTORIC ARCHAEOLOGICAL INVESTIGATION

A preliminary assessment of the prehistoric archaeological potential of the proposed Hare's Corner Interchange indicated a low potential for yielding prehistoric archaeological sites. Although the study area has been drastically modified by modern development and extensive soil borrowing, two sectors in the south-central portion of the proposed interchange appeared sufficiently intact to warrant further investigation through surface reconnaissance and subsurface testing (Figure 8). Remaining areas of the proposed interchange, including the grounds associated with Cottage Farm, were subjected to a thorough surface reconnaissance. As a result of the investigation no evidence of prehistoric human occupation was recovered from within the boundaries of the proposed Hare's Corner Interchange. The details of this investigation are presented below.

### FIELD INVESTIGATIONS

The prehistoric archaeological field investigation was conducted between December 9 and 11, 1986. Prior to any subsurface testing, a surface reconnaissance was conducted in all sectors of the proposed interchange area excluding the interiors of several extensive borrow pits within or contiguous to the proposed right-of-way, paved parking lots, and commercial properties where access was not granted. However, the sectors of the proposed interchange that received the most attention during the surface

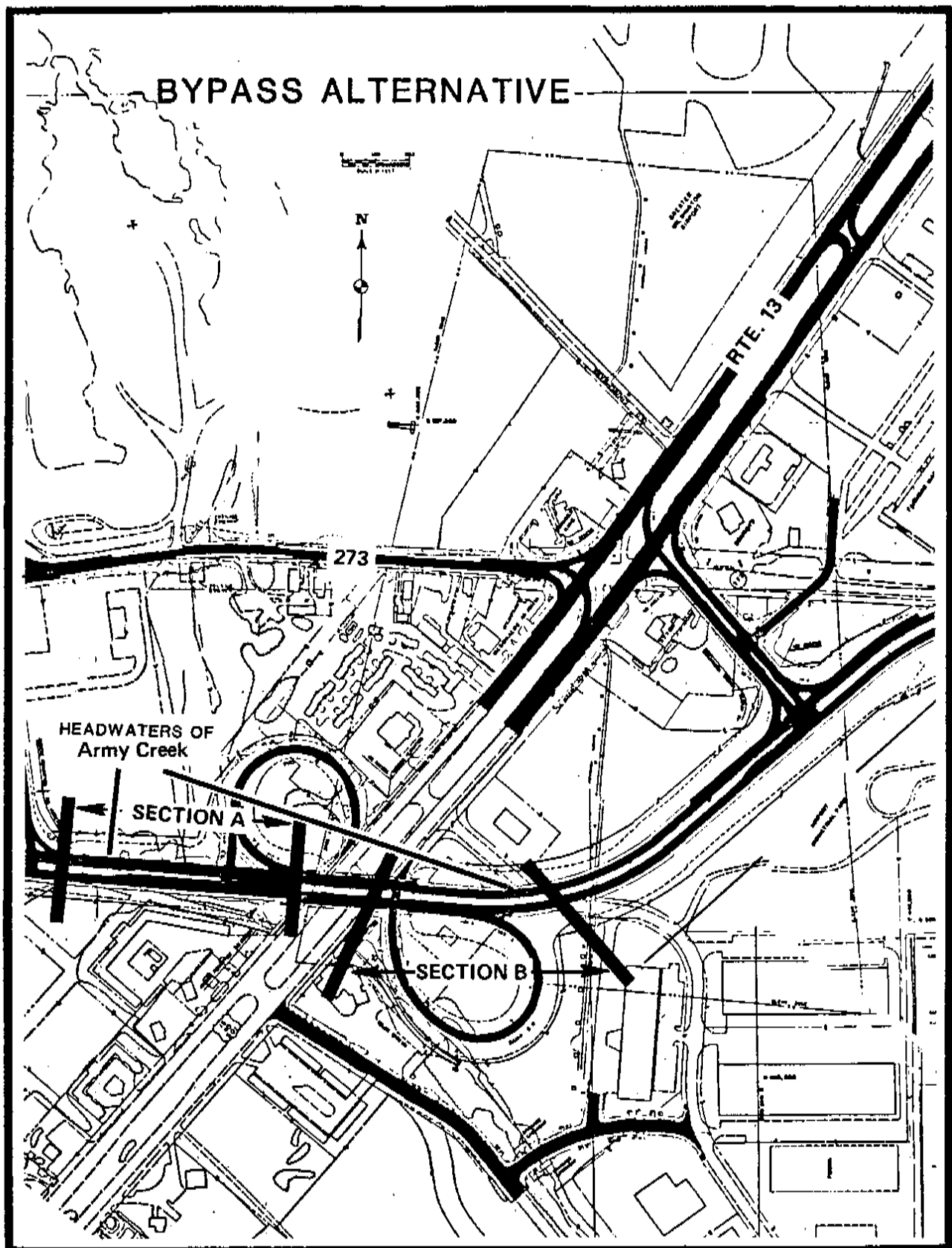


FIGURE 8: Project Area Showing Proposed Bypass

reconnaissance were the floodplain and floodplain terraces (designated as Sections A and B) bordering Army Creek (Figure 8).

Section A encompassed an approximate 1,200 feet of proposed roadway bordering Army Creek and an extensive borrow pit containing the Churchman's Road Industrial Park. Most of this section is comprised of a lower and upper terrace bordering Army Creek on its south side and a less expansive high terrace immediately adjacent to the western edge of Route 13 on the north side of Army Creek. Section B is located directly across from Route 13 on the east side of the highway behind Jack Baker's Lobster Shanty. Section B consists of a high terrace situated on the south side of Army Creek bordering an extensive borrow pit. Based on visual inspection of large areas of exposed surface created by bulldozing activity, Section B has been subjected to severe landscape modification. Alternatively, approximately 900 feet of Section B situated along the south side of Army Creek appeared to be relatively intact. Furthermore, preliminary testing of the soils on the lower terrace indicated the presence of a localized buried A-horizon approximately 600 feet west of Route 13. The surface reconnaissance failed to yield any pre-historic artifacts within the project area.

Subsurface investigations of Sections A and B entailed the excavation of 36 posthole tests and one 2.5 by 5 foot test unit. A total of 26 posthole tests were excavated in three locations in Section A: Locus 1 encompassed the first terrace bordering the southern bank of Army Creek; Locus 2 consisted of a portion of



the higher second terrace adjacent to Locus 1; Locus 3 was a remnant of high terrace on the north side of Army Creek immediately adjacent to the western edge of Route 13. A total of 16 posthole tests were excavated at 50 foot intervals to depths of between 1.2 to 4.2 feet below surface depending upon the compactness of the underlying gravels above the coarse silty or clayey sands. Figure 9 illustrates a sampling of several of these test excavations. Pea-size to medium-size quartz gravel was present in nearly all of the posthole tests and increased in size and frequency with depth until they become too compact to penetrate. Several fragments of redware, whiteware and creamware were recovered along with pieces of clam and oyster shell to depths of between 1.4 and 2.0 feet below surface. These artifacts were all confined to posthole tests in the westernmost portion of Section A and only on the lower terrace bordering Army Creek.

Of interest was a buried A-horizon that occurred in the portion of Section A from which the historic artifacts were recovered. A 2.5 by 5 foot test unit was excavated to a depth of 2 feet below surface in order to further investigate this buried organic horizon. Figure 10 illustrates the profile of this unit (Test Unit 1). The soils above the A-horizon consisted of two strata consisting of coarse sands and containing small and medium pebbles and several small pieces of creamware and brick fragments. The organic surface was encountered between 1.0 and 1.6 feet below surface. It contained several small brick fragments and a piece of redware. The pebbles within this stratum

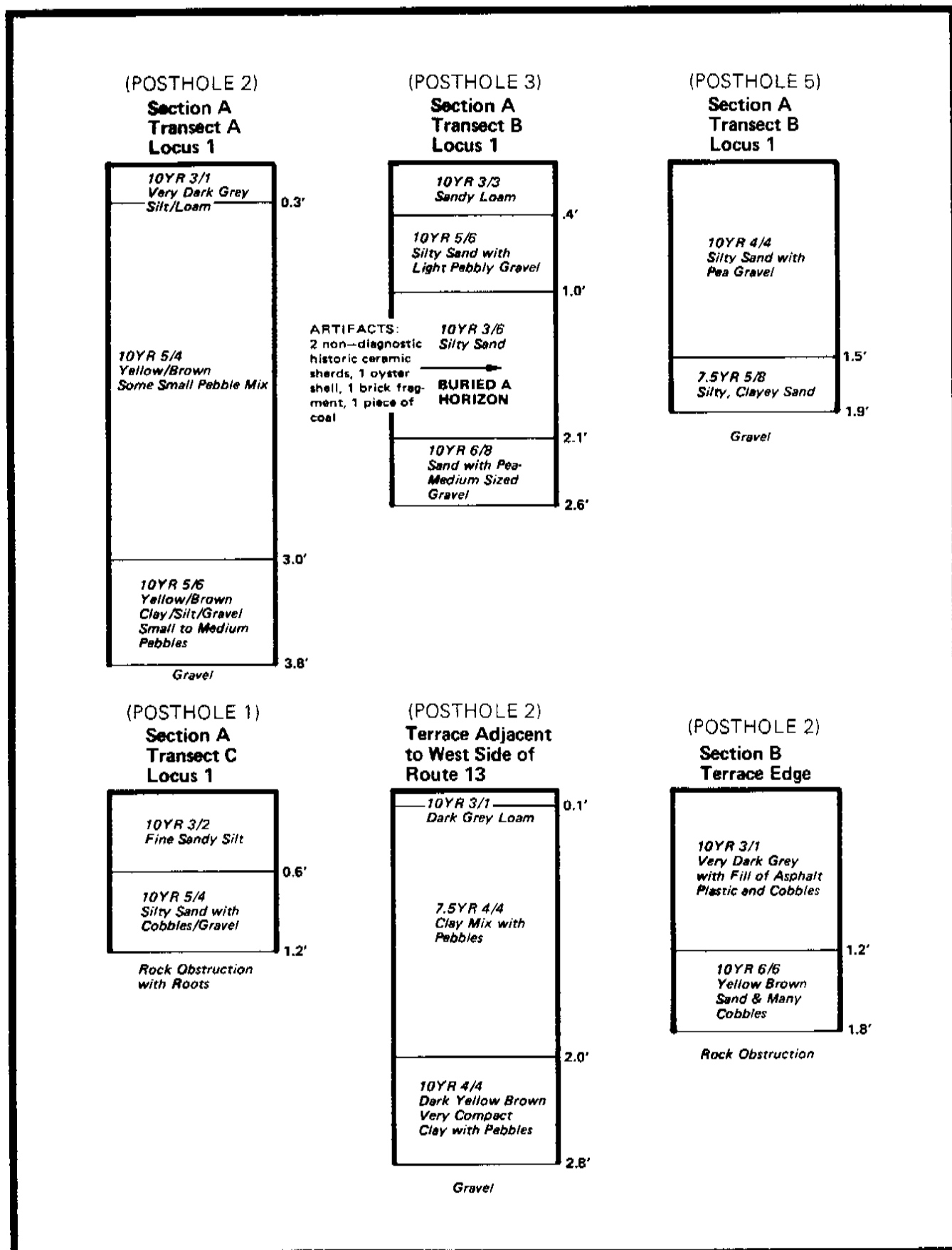
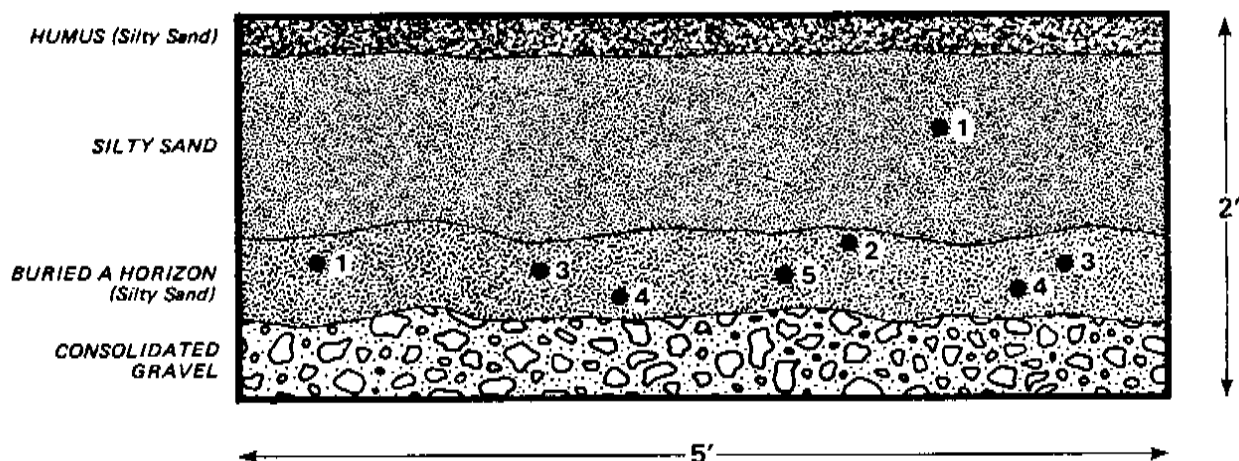


FIGURE 9: Sample of Posthole Profiles From Sections A and B



Artifact from silty sand overlying Buried A horizon.

1. Fragment of 19th Century stoneware with Albany slip interior (ca. 1800–1910). Probably of local manufacture.

Artifacts from Buried A horizon (various refined earthenwares ca. 1810–1860).

2. Late creamwares.
3. Late pearlwares.
4. Whitewares.
5. Oyster shell fragments.

FIGURE 10: Test Unit 1, Section A, Locus 1

increased in size and frequency. A layer of medium-to-large size consolidated pebbles and cobbles lay immediately below the buried A-horizon and could not be penetrated. No prehistoric artifacts were recovered from above or within this buried surface or any of the posthole tests in Locus 1. Based on the coarse texture of the soils and the mixture of pebbles of varying sizes within and below the buried A-horizon, these strata appear to have been created by periodic stream erosion and deposition while the upper strata were probably deposited by colluvial action. Collectively, the posthole test and test unit yielded a total of 9 historic ceramic sherds together with several fragments of shell, brick, and glass (Table 1); all from disturbed contexts.

Locus 2, situated on the upper terrace above Locus 1, was also comprised of sandy soils with varying amounts of silt, clay, and gravel. Excavation of two random posthole tests on the top of this terrace failed to yield any cultural material with the exception of recent glass and metal fragments on its surface. In Locus 3, adjacent to Route 13, augering with a split-spoon indicated that the upper soil horizons had been removed leaving three sandy silt horizons. Excavation of four posthole tests in this location failed to yield any prehistoric or historic artifacts.

In Section B, the 10 remaining posthole tests were excavated at 50 foot intervals along the edge of the high terrace between the Jack Baker Lobster Shanty rear parking lot and a small swampy area approximately 1,000 feet east of the parking lot. The tests were located on the south side of Army Creek and on the edge of

## TABLE 1

## HARES CORNER ARTIFACT INVENTORY

Transect C, Posthole #3, Level 2 = 3 Creamware Fragments (ca. 1760-1820)  
Transect B, Posthole #1, Level 2 = 1 Polychrome Whiteware Fragment  
(ca. 1820-1860)  
Transect A, Posthole #3, 1.9 B.S. = 1 Non-Diagnostic Brick Fragment  
Transect B, Posthole #4, Level 2 = 1 Non-Diagnostic Redware Fragment  
Transect A, Posthole #4, ST. B(1.4 B.D.) = 2 Redware Fragments (ca. 18th  
or 19th century)  
Transect B, Posthole #1, Level 2 = Clamshell Fragment  
Transect C, Posthole #2, Level 2 = Oyster Shell Fragments (3)  
Transect B, Posthole #3, Level 3 = Clamshell Fragment  
Transect C, Posthole #2, Level 2 = 2 Non-Diagnostic Refined earthenware  
Fragments, 1 Non-Diagnostic Glass  
Sherd  
  
Random Posthole 2, Upper Terrace, Level 1 = Recent Glass Fragments

an extensive borrow pit. Preliminary testing with a split-spoon indicated that a considerable portion of the upper soil horizons in this area had been removed by borrowing operations leaving only one foot of coarse, pebbly, sandy soil over a consolidated layer of cobbles and pebbles in most of the posthole tests (see Figure 9). As a result of testing, no prehistoric or historic artifacts were recovered in Section B.

#### CONCLUSIONS AND RECOMMENDATIONS

An intensive surface reconnaissance and subsurface testing of the proposed Hare's Corner Interchange area failed to produce any artifacts indicative of prehistoric aboriginal occupation. This investigation also revealed that the majority of the project area has been heavily modified by fluvial and colluvial process and continuous development. These natural and cultural processes have directly and indirectly impacted pre-Euro American and historic landscapes and totally disrupted any previously intact archaeological deposits. Based on the results of the investigation, no further archaeological studies are warranted in the project area.

## ARCHITECTURAL ASSESSMENT

### PROPERTY DESCRIPTION

The property known variously in the past as Cottage Farm, Walnut Cottage and Walnut Hill occupies slightly over 16 acres on the south side of Frenchtown Road (SR273), east of U.S. Route 13 and the Hares Corner intersection (Figure 1). The tract includes open field or pasture as well as substantial areas of woodland, but is not used for agricultural purposes. The area around the property includes the large Airport Industrial Park on the west, single family dwellings to the east, and vacant land to the north.

The buildings on the property are situated some 450 feet from Frenchtown Road on elevated ground reached by a narrow unpaved lane, and are difficult to observe from the road even in winter due to intervening woods. The four buildings are a house, a tenant house, animal shed, and a well house (see Appendix A). The main house and well house are vacant.

The main house consists of a two story side-gable double-pile main block with two 2-story side-gable single-pile units extended in linear fashion off the south end (Plates 2, 3 and 4). The house is thus sited roughly perpendicular to Frenchtown Road. The main block and immediately adjacent unit are constructed of brick on a low brick and rubble stone foundation, with a dressed sandstone water table. The exteriors of both these



PLATE 2: "Cottage" Farm House / Walnut Hill. West Elevation





PLATE 3: "Cottage" Farm House / Walnut Hill. East Elevation



PLATE 4: "Cottage" Farm House / Walnut Hill. View From Southwest

units are covered with approximately 1/2" of light tan stucco. The north gable end is coated with this material at attic level, while the south gable ends of both sections are clapboarded. The third, southernmost, unit is of wood frame construction with drop siding on a brick foundation. The roofs of all three units are clad with composition shingling. Fenestration is regular throughout the structure, consisting primarily of 6/6 double hung sash, although the dimensions of the sash vary from one unit to another. An interior brick chimney with corbelled cap, serving three fireplaces, emerges slightly below and to the rear of the main roof ridge. Smaller brick stove chimneys are located within the south gables of the main block and brick wing.

The east (principal) elevation of the main block is symmetrically divided into three bays, with French doors (from parlor and dining room) in the outer bays and a somewhat oversized center door, framed by unusually large sidelights that occupies the full width of the hall inside (see Plate 3). The second-story fenestration on this elevation consists of 8/8 double hung sash to each side of a pair of 6/6 sash. A "shadow" between first and second stories suggests the former presence of a full length porch or veranda across this elevation of the house.

The west elevation of the main block is divided into four bays, with the entrance located in the third bay from the north end (see Plate 2). The entrance is sheltered by a one-bay porch featuring a pedimented gable roof supported on wooden Tuscan-

style columns. The west elevations of the side units are each divided into two bays, and the southernmost of these units features a "service" or kitchen entry in the south wall.

The two brick units of the house have molded box cornices, with partial returns at all gable ends except for the north, where the cornice is fully returned and the tympanum stuccoed for a pediment effect. The cornice of the frame unit is also finished with partial returns, but lacks molding detail. There are two roof dormers, one above each entry. Both have 6/6 sash and paneled corner "pilasters"; the upper sash of the east dormer features a rounded head.

The first floor plan is roughly tripartite, with two rooms on either side of a spacious hall (Plate 5). At the west end of the hall is an open Craftsman-type stair with square newel posts and balusters (Plate 6). On the north side of the hall are a small library and a parlor, with back-to-back fireplaces sharing the brick chimney stack. Each fireplace has a brick hearth and simple wooden mantelpiece of neoclassical derivation with reeded pilasters and molded, projecting cornice (Plate 7 and 8). Built-in bookshelves extend across the north wall and around the northwest corner of the library.

On the south side of the hall are a dining room and small pantry, the latter featuring floor-to-ceiling built-in cupboards that appear to date from the early 20th century. Like the parlor, the dining room opens onto the hall through a wide doorway fitted with 6-panel sliding pocket doors (Plate 9). A stove flue is located on the south wall of the dining room.



PLATE 5: "Cottage" Farm House / Walnut Hill. View of First Floor Hall, Looking East



**PLATE 6:** "Cottage" Farm House / Walnut Hill. View of Stairrail and Newel Posts at Second Floor Landing, Looking Southeast



PLATE 7: "Cottage" Farm House / Walnut Hill. View of Library, Looking North

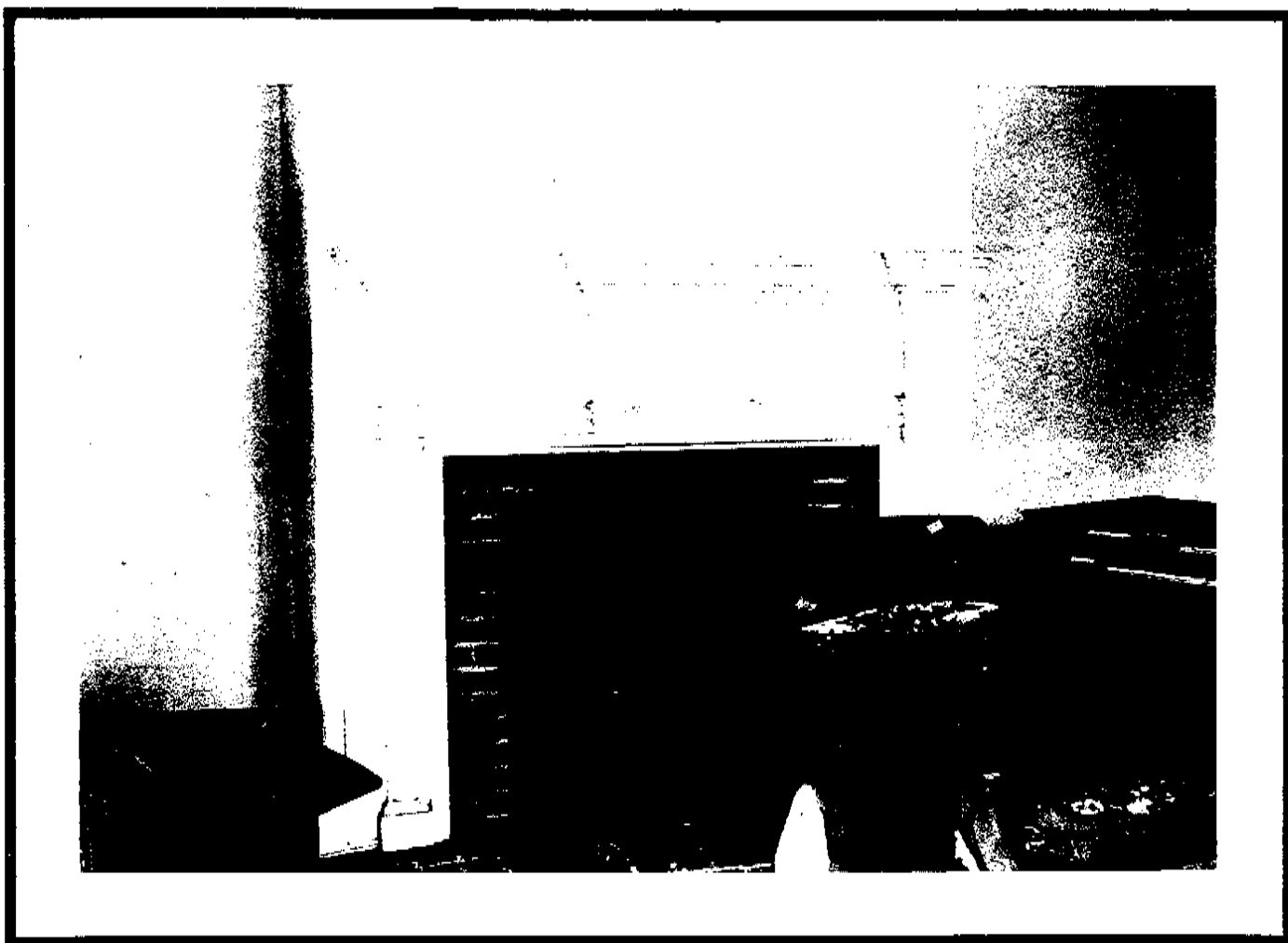


PLATE 8: "Cottage" Farm House / Walnut Hill. Fireplace in Parlor, View to West





PLATE 9: "Cottage" Farm House / Walnut Hill. Dining Room, Looking Southeast From Hall

Woodwork on the main floor (where still present) consists of simply-molded architraves, a dining room chair rail, and a narrow molding strip around the top of the dining room walls (Plate 9). Flooring is painted wood, walls are lathe and plaster covered with paint and/or wallpaper. The kitchen is located in the side wing adjacent to the pantry and dining room. It has a linoleum floor and stove flue, but no architectural features of note. The room on the ground floor of the southernmost unit is empty, and may have served as a mudroom or storage area.

The second floor rooms are arranged along a narrow hall running parallel to the roof ridge (Plate 10). There are three bedrooms across the east side and a fourth at the northwest corner. The mantelpiece of the one fireplace (in the northeast bedroom) is no longer present (Plate 11). A bath is located in the southeast corner. A fifth bedroom is located above the kitchen, from which it can be reached via an enclosed winding servants' stair tucked into the southwest corner of the southeast bedroom. Several five-panel doors, some retaining plain brass knobs, are present on this floor. A straight flight of enclosed stairs ascends from the hall to the unfinished attic. Here can be observed the roof framing, consisting of sawed dimensioned lumber nailed in place. Beaded boarding is used to finish the interiors of the two roof dormers.

The well house (Plate 12) is situated approximately 200 feet east-southeast of the main dwelling. It features a brick-lined



PLATE 10: "Cottage" Farm House / Walnut Hill Second Floor Hall, Looking South From Stair Landing



PLATE 11: "Cottage" Farm House / Walnut Hill. Master Bedroom, View to West



PLATE 12: "Cottage" Farm /Walnut Hill. Well House, North and West Elevations

well enclosed within a small cinder block structure dated 1972 in the concrete of the door sill. The tenant house (Plate 13), dating to the 1940s, is a 1-1/2-story stuccoed Cape-style structure on a cinder block foundation with an enclosed front porch. It is sited approximately 200 feet west of the main house. Some 100 feet southeast of the tenant house is a board-and-batten frame shed, open to the west, with a plywood addition on the east side (Plate 14).

#### HISTORICAL DISCUSSION

The tract on which this house is located was, in 1837, part of a 217-acre farm or "plantation" called Clermont (or Claremont) extending from Frenchtown Road south to Mill Creek, and lying east of the road from Wilmington to Red Lion. At that time Clermont constituted one of 13 parcels of real estate in New Castle Town and New Castle Hundred owned by George Read of New Castle at his death in 1836.<sup>36</sup> Read dying intestate, his estate was subsequently divided into four equal parts for distribution among his various children and grandchildren. In 1838 the farm called Clermont (which contained two dwellings, a barn and "other improvements"), along with several smaller, noncontiguous tracts, was granted by the Chancery Court to Allen, Mary, Julian (Julia) and George McLane, children of George Read's deceased daughter Catherine Read McLane.<sup>37</sup> Through two transactions, in 1839 and 1841, Clermont came into the sole possession of one of the McLane siblings, Juliana, and her husband, John A. Lockwood, who was a U.S. Navy physician.<sup>38</sup>



PLATE 13: "Cottage" Farm / Walnut Hill. View of Tenant House, Looking East



PLATE 14: "Cottage" Farm / Walnut Hill. Livestock Shed, View to Southwest



In 1843 Lockwood contracted with Thornton M. Niven of Newburgh, New York to build a "dwelling house", "near New Castle" on what is believed to be the 17-acre tract reserved from the sale of Clermont. The specifications called for a 34' x 28' main block with a 16' x 14' wing, of stuccoed brick on stone foundations, with a "veranda" across the east side and a "porch" on the west. Total cost of the contract, made 2 September 1843, was to be \$2,100, paid in four installments, with a completion date of 1 June 1844.<sup>39</sup>

While it is not possible to confirm that the house was built exactly to specifications or completed on time, it is concluded that the house now present on the lot represents the intent of John and Juliana Lockwood to erect a dwelling on the 17-acre tract in 1843-44. By 1847, however, the Lockwoods were living in Annapolis, and that year sold the tract, described in the deed as the "farm...known as the 'Cottage'" to Juliana's brother, George McLane of Wilmington, for \$2,500.<sup>40</sup>

In a rapid series of transactions, the property passed from George McLane to Henry Banning (1848) and from Banning to Eleanor Sarah Hill (1849) who, like the others, lived in Wilmington.<sup>41</sup> Ten years later Hill (then of Philadelphia) sold the "Cottage" farm to James M. Johns, a New Castle lawyer, who in 1866 conveyed it to Benjamin S. Booth, of New Castle Hundred.<sup>42</sup> Beers' 1868 map shows several properties owned by Booth in New Castle Hundred, among them one named "Booth's Fancy" located west of Hares Corner, and another (that acquired from Eleanor Hill) then

named "Walnut Cottage". That year, Booth sold "Walnut Cottage" to John B. Dickson of Philadelphia. In 1870 Dickson sold it to Thomas Holcomb of New Castle Hundred, a young farmer whose family included his wife, infant daughter and a domestic servant.<sup>43</sup>

The tract and house remained in the Holcomb family until 1980. Thomas Holcomb, according to Baist's map of 1893, at that time held in addition to the 17-acre "Cottage" farm, several other properties in New Castle Hundred, one of which included 345 acres north of Hares Corner. However, at the time of his death in 1917, his real estate consisted only of the "Cottage" farm, which was bequeathed to his wife, Elizabeth (Bessie).<sup>44</sup> The tract, described at that time as "about 17 acres of land, with brick dwelling house and frame barn" was renamed "Walnut Hill" and in 1930 passed to Thomas and Bessie Holcomb's daughter, Reba (Rebecca), who remained in possession at her death in 1946.<sup>45</sup>

#### EVALUATION

As a result of background research and field investigation it is concluded, as noted in the previous section, that the house under discussion was built in the 1840s for John and Juliana Lockwood. The relatively small acreage associated with the house suggests that the "Cottage" farm (late Walnut Hill) was not intended for use, to any material extent, as an agricultural property after the tract was split off from Clermont plantation in 1841. Rather, it appears to have been initially developed by the Lockwoods as a rural residence or "country house" in the Downing manner, home to persons whose interests and livelihoods lay for the most part elsewhere.

From physical and documentary evidence, it appears that the east orientation of the "Cottage" farm house (in terms of "main front" and room arrangement) was part of the original 1840s construction. The west elevation, which due to current driveway location and the overgrown character of the lot on the east side appears now to be the "front", was actually the rear. This is suggested by the 1843 specifications, which locates a veranda on the east and a (probably smaller) "porch" on the west. It is also suggested by the three-bay formal symmetry of the east elevation, which contrasts with the more "vernacular" and informal four-bay treatment of the west elevation. Other indications include the placement of the fireplace chimney off the roof ridge, which in the interior results in the principal rooms (parlor, dining room, master bedroom) being located on the east side.

In addition to construction of the frame wing (which could be of mid-19th century origin with later drop siding), the house appears to have been substantially remodeled in the early decades of this century, probably during the ownership of Bessie and/or Rebecca Holcomb. Alterations of this period include the Craftsmantype main stair (and possible reconstruction of the stair hall), pantry, possible removal of a second fireplace chimney (which would have served rooms on the south side of the hall), insertion of French doors in the east wall to parlor and dining room, refitting (and possibly enlarging) the east entrance, enlarging the second floor windows on the east side, reconstruction of the main roof with Colonial Revival style

dormers, construction of the existing west porch, and coating the brick exterior with a thick layer of cement stucco (over a much thinner stucco layer observable at one corner of the house).

The Cottage Farm property, as well as the rest of the Hares Corner project area, lies, by virtue of its location in northern New Castle Hundred, within the Upper Peninsula geographic zone of Delaware's Comprehensive Plan for Historic Resources. The historic context discussion for this zone, covering economic and cultural trends during the period 1830-1880 (when the Cottage Farm property was developed), notes that during this period, "the Upper Peninsula Zone was redefined as the Wilmington back country and assumed the first characteristics of a proto-suburban rural landscape" (p. 59). One manifestation of this development was the "country house", carefully located within convenient distance of an urban area, but far enough away to allow its residents the enjoyment of a rural environment. The Cottage Farm property is an example of this property type. The house was built for a U.S. Navy physician and his wife, the latter a descendant of the Read family of New Castle, whose lack of interest in agricultural pursuits was indicated by their sale of most of the former Claremont plantation and their retention of only 17 acres for their own use. Similarly, one of the property's subsequent owners, James Johns, was a lawyer. Thomas Holcomb, who purchased the property in 1870, appears to have been more of a "gentleman farmer," as suggested by the large tracts held by him in nearby areas of New Castle Hundred.

The attraction of country living for the moderately wealthy and well-to-do was sustained through the turn of the century, as indicated by the partial "redevelopment" of nearby Christiana Hundred as landed estates by families whose wealth derived from industrial Wilmington. The remodeling of the Cottage Farm under Elizabeth and Rebecca Holcomb suggests the continued desirability of the property, on the edge of New Castle town and, with the automobile, comfortably convenient to Wilmington, as a "rural" residence.

However, the association of the Cottage Farm House with the "country house" theme is more clearly revealed through documents than through the structure itself. The nature of its original architectural character has been sustained largely through its basic form (double-pile main block with side extensions), but clues to the aesthetic preferences of the Lockwoods and other 19th century occupants are few. The "modernization" by Elizabeth or Rebecca Holcomb appears to have created a greater sense of space within the house, and at the same time expanded the visual relationships between inside and outside through the enlarged openings on the east side. Such qualities, interestingly combined with a continued interest in neoclassical and Colonial Revival styles were ascendant in American domestic architecture in the first decades of the 20th century, due in large part to the influence of the Craftsman and Prairie idioms. However, the ability of the Cottage Farm House to significantly convey these associations with architectural trends of the time is problema-

tic. This may be due to the inherent character of the original structure or to the manner in which the renovations were realized; it may also be due to the loss of the veranda, historically and visually an important element in the composition of the house, and also to the loss of landscape qualities which surely existed to provide reason for the extensive "opening" of the house to the east. On the whole, it is concluded that the Cottage Farm House does not in itself sufficiently convey qualities of association and architectural importance to qualify for the National Register.

## RESULTS OF HISTORIC, PREHISTORIC ARCHAEOLOGICAL, AND ARCHITECTURAL ASSESSMENTS

### Historical:

Documentary research demonstrated that Hare's Corner was historically interesting in that it typified similar social nodes found in rural environments. However, it was determined through examination of highway and utility maps that extensive land disturbance in all areas of the intersection render the existence of tangible cultural resources reflective of its historic functions extremely unlikely.

### Prehistoric Archaeological:

An intensive program of surface reconnaissance and subsurface testing of the proposed Hare's Corner Interchange area failed to produce any artifacts indicative of prehistoric or historic cultural occupation. This archaeological investigation also revealed that the majority of the project area has been heavily modified by continuous development which had a deleterious effect upon both pre-European and historical landscapes.

### Architectural:

The architectural evaluation of the Cottage Farm house concluded that this structure does not meet National Register criteria. Its ability to represent a property type (country house or estate) associated with the "suburbanization" of the northern areas of the Upper Peninsula Zone is conveyed principally through

documents, rather than by the structure itself. In addition, its architectural qualities appear insufficient to fully justify a finding of significance on architectural grounds.



## FOOTNOTES

- 1 See James F. Custer, A Management Plan for Prehistoric Archaeological Resources of Delaware (Newark: University of Delaware Center for Archaeological Research, Monograph No. 2, 1983); J.F. Custer and David C. Bachman, Phase III Data Recovery Excavations of the Prehistoric Components from the Hawthorn Site 7NC-E-46, New Churchman's Road, Christiana, New Castle County, Delaware (Dover: Delaware Department of Transportation, Archaeological Series, No. 27, 1984).
- 2 J.F. Custer, Wade C. Catts and David C. Bachman, Phase II Archaeological Investigations at two Prehistoric Sites: 7NC-D-70 and 7NC-D-72, New Castle County, DE. (Dover: Delaware Department of Transportation Archaeology Series No. 24, 1982; Custer and Bachman, Hawthorn Site.
- 3 Custer, Management Plan; and Custer and Bachman, Hawthorn Site.
- 4 Custer and Bachman, Hawthorn Site, p.4.
- 5 Trustees of the New Castle Common, New Castle Common (Wilmington: Trustees of New Castle Common, 1944).
- 6 Thomas Kean, Sheriff, to George Read the Younger, August 18, 1790; recorded December 6, 1790, New Castle County Deed Book [hereinafter cited as NCC] I2:119.
- 7 Petition for Sale of Real Estate, February 20, 1837, New Castle County Orphans Court Records Q1:257.
- 8 William Clark to John Clark, August 19, 1772, recorded May 10, 1773, NCC 21:579.
- 9 See Kean to Read, NCC I2:119.
- 10 RG #2200, New Castle County Levy Court, Miscellaneous Road Papers (1808-1810).
- 11 John Bird to George Read, October 11, 1807, Read Papers Folder #5).
- 12 William Read et al. to George Read II, February 1, 1803, George Ross Rede Collection, Box 37, Folder 7; John Moody to George Read II, November 14, 1820, Holcomb Collection, Oversize Folder D; Rachel Eakin to George Read, September 6, 1823, Eakin Papers, Folder 12; Robert Ocheltree to George Read, July 18, 1828, Eakin Papers, Folder 19.
- 13 George Read and William T. Read to Silas Crippen, 1831, 1839, Holcomb Collection, Folder 10.

- 14 G.M. Hopkins, Map of New Castle County, Delaware  
(Philadelphia: G.M. Hopkins & Co., 1881).
- 15 Public Road in New Castle Hundred, RG #2200, New Castle  
County Levy Court, Miscellaneous Road Papers.
- 16 Petition of John Haire, December 2, 1809, RG #2525, Tavern  
Petitions.
- 17 Petition of Nicholas Quinn, May 10/19, 1818, RG #2525, Tavern  
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- 18 John Thomas Scharf, History of Delaware, 1608-1888  
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## PERSONNEL

Martha H. Bowers, Senior Architectural Historian, Louis Berger & Associates, Inc. BA in History, University of Massachusetts, Amherst; MA in American History, University of Iowa. Ten years experience in architectural and historic site survey, National Register evaluation and cultural resource management in Mid-Atlantic, New England, Great Basin, Great Plains, Rocky Mountain and Midwest regions.

John A. Cavallo, Senior Archaeologist, Louis Berger & Associates, Inc. Ph.D. Candidate in Anthropology, Rutgers University. Fifteen years experience in site survey, inventory and National Register evaluation and cultural resource management in Mid-Atlantic region.

Amy Friedlander, Senior Historian, Louis Berger & Associates, Inc. AB in History, Vassar College; MA and PhD, American History, Emory University. Six years experience in historical and interpretation research in National Register evaluation and cultural resource management in Southeast and Mid-Atlantic regions.

Ingrid Wuebber, Historian, Louis Berger & Associates, Inc. BA in Archaeology, Douglass College, Rutgers University. Three years experience in archaeology and historical research in Mid-Atlantic and Southeast regions.

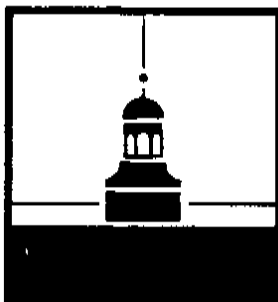
APPENDIX A

CULTURAL RESOURCES SURVEY FORMS  
"COTTAGE" FARM/WALNUT HILL



# CULTURAL RESOURCE SURVEY STRUCTURAL DATA FORM

DELAWARE BUREAU OF  
ARCHAEOLOGY AND HISTORIC  
PRESERVATION  
HALL OF RECORDS  
DOVER, DELAWARE 19901  
(302) 736 - 5685



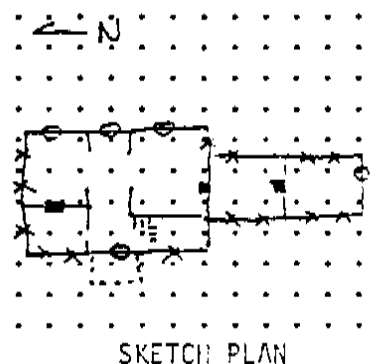
Form CRS-1  
FOR OFFICE USE ONLY

CRS # N-10904  
Quad Wilm. South  
SPO map # 08-09-33  
Hundred New Castle  
DOCUMENT 20-06/78/08/14

1. ADDRESS OF STRUCTURE : SR 273 east of U.S. Route 13/40

2. DESCRIBE THE STRUCTURE AS COMPLETELY AS POSSIBLE:

- a) Overall shape
  - stories 2
  - bays 4
  - wings 2, extended linear fashion to south
- b) Structural system
- c) Foundation
  - materials fieldstone and brick
  - basement partial
- d) Exterior walls
  - materials stucco over brick (main block); drop siding
  - color(s) yellow tan stucco; white paint
- e) Roof
  - shape; materials side gable/composition shingling
  - cornice boxed, simply molded with partial returns (full return N gable)
  - dormers 1 each east & west over entrances; gable roofs, pilasters, 6/6 windows
  - chimney location(s) fireplace chimney on west roof slope toward N end; brick interior gable end stove chimneys south gables of main block & brick wing
- f) Windows
  - spacing 4/4, 2/2, 2/2 west side; 3/3, 1/1, 2/2 east side
  - type 6/6 double hung sash primarily
  - trim wood sills; exterior trim removed or beneath stucco
  - shutters none
- g) Door
  - spacing centered in E. elev.; 3rd bay from N in W. elev.; south end
  - type E entry has overlarge door with oversized sidelites
  - trim none of note
- h) Porches
  - location(s) west entry (east side veranda removed)
  - materials wood
  - supports Tuscan Doric wood columns
  - trim gable roof with full return as a "pediment"
- i) Interior details (if accessible)
  - two late Federal-style mantels in library and parlor; early 20th century Craftsman-type stair, pantry cupboards; sliding pocket doors from hall to parlor and dining room



3. CONDITION: good \_\_\_\_\_ deteriorated   X  

remarks: house is abandoned, and has suffered vandalism

4. INTEGRITY: a) original site   X   b) moved \_\_\_\_\_

c) if moved, when and from where \_\_\_\_\_

d) list major alterations and dates (if known) frame wing mid-late 19th century; pre-WWII remodeling of interior and east elevation; west porch also early 20th century

5. DATE OF INITIAL CONSTRUCTION:   c. 1844  

6. ARCHITECT/BUILDER: Builder: Thornton M. Nevin, Newburgh, New York  
for Dr. John and Juliana Lockwood, Wilmington, DE

7. RELATED OUTBUILDINGS:

a) barn \_\_\_\_\_ b) carriage house \_\_\_\_\_ c) garage \_\_\_\_\_ d) privy \_\_\_\_\_

e) shed   X   f) greenhouse \_\_\_\_\_ g) shop \_\_\_\_\_ h) gardens \_\_\_\_\_

i) icehouse \_\_\_\_\_ j) springhouse \_\_\_\_\_ k) other wellhouse, tenant house

describe: cinder block wellhouse dated 1972; stuccoed frame Cape-style

tenant house, 1940s; board & batten animal shed with plywood addition

8. BRIEFLY DISCUSS THE ORIGINAL AND SUBSEQUENT USES OF THE STRUCTURE. NOTE ANY ASSOCIATIONS WITH HISTORIC EVENTS OR PERSONS:

Built for John and Juliana Lockwood 1843-44 as a rural "country house." From 1870 owned by Thomas Holcomb and subsequent heirs, including, prior to WWII, his wife, Elizabeth, and daughter, Reba. The approximately 17-acre tract, called "Cottage" Farm and later Walnut Hill, was prior to 1841 part of a 217-acre plantation called Claremont.

9. Primary References: (include location of reference).

Phase I Cultural Resource Studies at the Hares Corner Interchange, U.S. Route 13/40 and SR 273, New Castle County, Delaware. Prepared by Louis Berger & Associates, Inc., for the Delaware Department of Transportation, 1987.

10. Surveyor:   M.H. Bowers   Date of Form:   Jan. 1987  

USE BLACK INK ONLY

DELAWARE BUREAU OF  
ARCHAEOLOGY AND HISTORIC  
PRESERVATION  
HALL OF RECORDS  
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(302) 736 - 5685



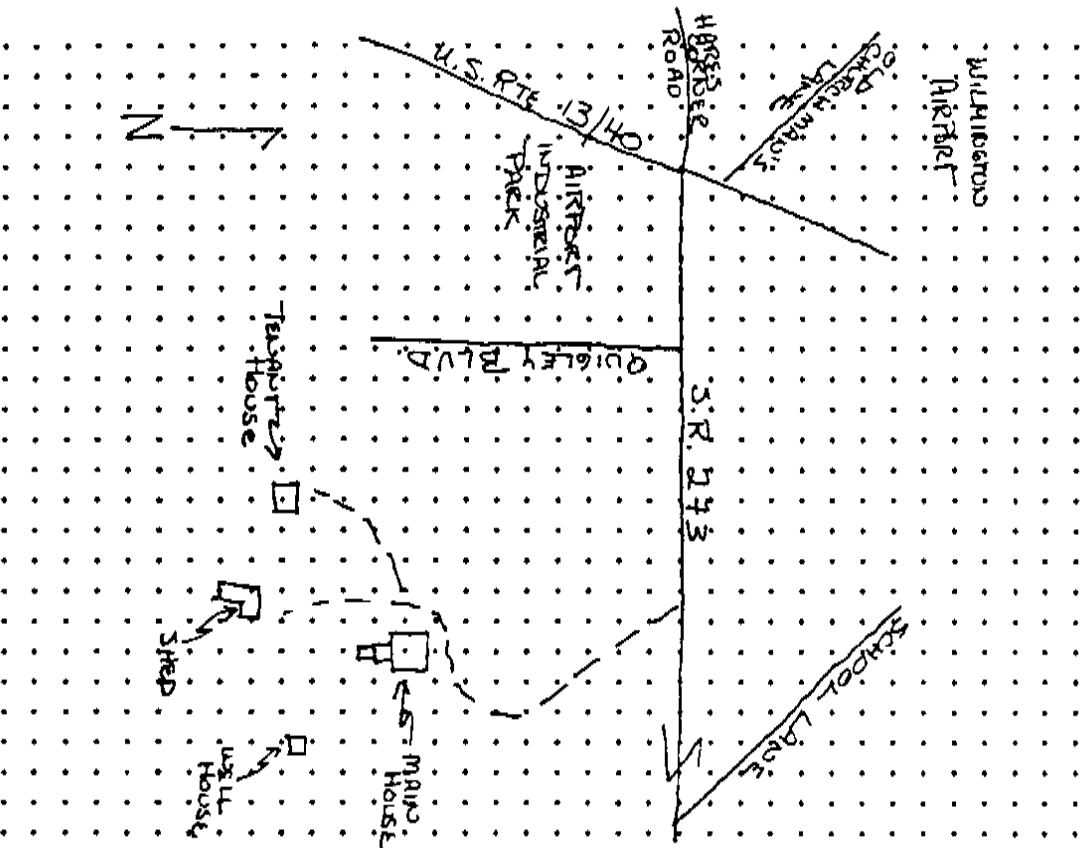
FOR OFFICE USE ONLY

CRS # N-10904  
Quad Wilm. South  
SPO map # 08-09-33  
Hundred New Castle  
DOCUMENT 20-06/78/04/7

- USE BLACK INK ONLY

## 8. SKETCH MAP

Please indicate position of locus in relation to geographical landmarks such as streams and roads.



INDICATE NORTH ON SKETCH

## 9. CONTENTS:

Consider the following:

- relationship to setting
- associated traditions or stories
- noteworthy features
- comparison with others in area

A semi-wooded tract of approximately 16-17 acres now lying between an industrial park and a housing development on the south side of SR 273. Principal structure is a brick dwelling (stuccoed) built in the mid-1840s for John and Juliana Lockwood by Thornton M. Nevin, a builder/mason from Newburgh, New York. The tract was named the "Cottage" Farm by the Lockwoods, by which it was for the most part known until the early 20th century, when it was renamed "Walnut Hill." The property appears to have been used primarily as a "country house" rather than for agricultural purposes. Major interior and east side remodeling appears to have occurred prior to World War II under the ownership of Elizabeth and/or Reba Holcomb.

Associated structures consist of a well house (1972), a Cape Cod-style tenant house (1940s), and a former animal shed (early 20th century with addition).

### 10. Comprehensive Planning:

- Time Period(s) 1830-1880
- Cultural Concept Architecture and Building

### 11. Evaluation:

- Settlement & Development
- Cultural Historic & Ethnic Issues
- Built Environment
- Material Culture
- ☒ not eligible

USE BLACK INK ONLY

Survey: Name/Title \_\_\_\_\_ Date \_\_\_\_\_  
BAHP: Name/Title \_\_\_\_\_

**APPENDIX B**

**RESEARCH PROPOSAL**

PROPOSAL FOR  
PHASE I CULTURAL RESOURCE STUDIES  
AT THE HARES CORNER INTERCHANGE  
U.S. ROUTE 13/40 AND SR 273  
NEW CASTLE COUNTY, DELAWARE

PREPARED FOR:

State of Delaware  
Department of Transportation  
Division of Highways

PREPARED BY:

The Cultural Resource Group  
Louis Berger & Associates, Inc.

August 1986

## I. INTRODUCTION

The Cultural Resource Group of Louis Berger & Associates, Inc., (LBA) is pleased to submit this proposal to perform Phase I cultural resource investigations at the Hares Corner Interchange, U.S. Route 13/40 and SR 273 in northeastern New Castle County. LBA understands that the project involves improvements to this intersection, known historically as Hares Corner. A modified diamond alternative and a bypass alternative are currently under evaluation. Although originally a small service node for farms on the periphery of Wilmington, the area is now intensively developed. Previous assessment of cultural resource potential (HES-84(5)) identified one standing structure in the vicinity of the project area as well as the possibility for significant pre-historic and historic archaeological resources. The purpose of this Phase I investigation is to refine this assessment of archaeological potential and to evaluate the significance of the standing structure so that a determination of its possible eligibility for inclusion in the National Register can be made.

## II. TECHNICAL APPROACH

### A. HISTORICAL RESEARCH

The purpose of the historical research component of this project is to provide a context within which potential archaeological and architectural resources may be interpreted. LBA understands that eight utility maps covering the project area will be made available so that an assessment of subsurface impacts can be made prior to initiating archaeological fieldwork.

Prior assessment of the cultural resource potential noted that this intersection appears to possess historic locational significance, having functioned as a local service center for the outlying farms and possibly mediating between the farmers and the urban markets in Wilmington. The historic maps provided in the environmental assessment suggest that Hares Corner lost its importance as a transportation node when the railroad bypassed it. It was, however, located on a turnpike and contained a blacksmith's shop, hotel, and post office, which implies at least local industrial, social, and administrative significance.

In-depth examination of the regional and sub-regional systems is clearly beyond the scope of work appropriate to this project. However, given the historic importance of this location, some systematic historical research would appear to be necessary. Therefore, a program of historical research consisting of intensive review of maps and atlases; sampling of the deed, tax, census, probate and court records; and selective review of the secondary literature will be undertaken. Site histories, including chains of title and searches of relevant tax, census, probate and court records, will be compiled for the nineteenth-century blacksmith's shop and hotel in addition to the site-specific work that shall be conducted in support of the historic architectural evaluation. The cartographic research will provide information on the evolving transportation system and the site histories will contain data illustrating three of the functions (industrial, residential, social) associated with this area.

Deeds can be found at the City County Building in Wilmington as well as at the Hall of Records in Dover. Cartographic materials are housed at the Historical Society of Delaware, University of Delaware, and the Hall of Records. Tax, census, probate, and court records are curated at the Hall of Records.

### B. HISTORIC ARCHITECTURAL EVALUATION

The late eighteenth-century standing structure in the southeast quadrant of the intersection (identified as "Hill" [Rea and Price 1849], "B.S. Booth-Walnut Cottage" [Beers 1868], and "T. Holcomb" [Baist 1893] in the Environmental Assessment provided [HES-5]) will be investigated in order to determine its potential eligibi-



lity for inclusion in the National Register. The investigation will include a field inspection, deed research, and additional archival research as necessary utilizing tax records, maps and local/area histories. Some of these data, namely, the cartographic information, shall be collected in the course of the historical research (see II.A. HISTORICAL RESEARCH), which will expedite analysis of the property and its historic boundaries, which may be impacted by the proposed work. Similarly, much of the historical data assembled during this phase of the work shall be integrated into the overall historical description of this area. The formal analysis and evaluation of this structure shall be contained in a separate chapter of the report, which shall be augmented by a Determination of Eligibility form and CRS forms contained in an appendix to the report.

### C. ARCHAEOLOGICAL INVESTIGATIONS

Archaeological investigations for this project would consist of background research and reconnaissance and testing to determine the presence and nature of all archaeological resources affected by the proposed highway improvements. Initial work, referred to as Phase I, would attempt to locate all sites within the project area. All archaeological work that would be conducted will conform to guidelines established by the Delaware Bureau of Archaeology and Historic Preservation, as well as requirements of the National Historic Preservation Act, as amended. The following description of the proposed research strategy addresses both prehistoric and historic resource investigations which differ somewhat in terms of research problems, available data, and field and analytic strategies.

Background research will involve the examination of various sources expected to yield data concerning: 1) previously encountered prehistoric and historic archaeological sites; 2) environmental and topographic factors likely to influence the location of prehistoric sites; and 3) historical events and trends that would effect the location, preservation and interpretation of historic archaeological remains. Several types of sources are expected to provide such data, including various forms of published material, unpublished manuscripts, interviews with informants, agency consultations, the holdings of various government bodies and agencies, and the holdings of libraries and local historical/archaeological organizations.

The background research will begin with a review of the materials already assembled by DelDOT. The results of background research will serve as the basis for developing a research strategy and evaluating the significance of any archaeological deposits identified during fieldwork. Hopefully, background research will also suggest the probable location and nature of major historic period archaeological deposits, which would guide the location of appropriate subsurface tests.

Field investigations will focus on the areas to be impacted by planned construction. Phase I fieldwork will consist of pedestrian surveys, soil augering, and appropriate interval shovel testing, trowel cuts and test unit excavations to verify findings of the background research and to identify areas where archaeological sites could potentially exist but have not been identified.

Surface reconnaissance will involve walking and examining all exposed surfaces and noting the nature and extent of any artifact scatters, structural remains, landscape anomalies indicative of cultural activities, and any other disturbances that might have directly or indirectly affected the integrity of archaeological remains. Soil augering will be used to determine the depth of any disturbances observed on the surface and to examine soil horizons possibly related to artifacts exposed at the surface. Surface reconnaissance will also involve the examination of stream bank cuts, washouts, and other erosional features. This will provide clues as to possible subsurface occurrences of artifact deposits and serve as a means of initially evaluating the site specific soils and landscape formation. Field inventories of the type and number of artifacts observed will be produced. Only diagnostic artifacts will be collected for laboratory analysis from surface exposures. All artifacts will be retained from subsurface tests.

The excavation of shovel tests will be used in areas where surface exposures are lacking. This type of test provides information on soils, landscape development, and the presence/absence of cultural remains. All excavated fill will be screened and soils will be excavated by natural and/or culturally defined strata. The placement and frequency of shovel tests will be subject to the following factors: degree of disturbance indicated by surface reconnaissance and soil augering; distribution of artifacts found at the surface or noted in bankcut, etc.; degree of surface exposure within the particular project vicinity; and distribution of environmental features such as well-drained ground and surface water that are often associated with archaeological sites. In general, when surface indications suggest the presence of an archaeological site, shovel tests will radiate out from known artifact finds to determine the extent of the site and its subsurface integrity, if any. Shovel tests, as well as the test excavations described below, will proceed into culturally sterile soils.

High probability areas which have been plowed will require a survey limited to a surface examination unless there is a possibility of buried (sub A Horizon) cultural remains. Where excavation is warranted, three-foot square (or other size as appropriate) test units at appropriate intervals will be performed. These test units will be excavated to the base of the A Horizon and all soil will be screened using 1/4-inch mesh or smaller. If cultural remains below the A Horizon are believed possible, the depth of excavation will be increased accordingly.

The excavation of test units will be reserved for areas where the presence of a site has already been indicated by surface reconnaissance or shovel testing. The southwest quadrant of the intersection (Bypass Alternative) has already been identified as an area of possible prehistoric occupation, therefore this area will be examined by a series of subsurface tests, including test squares. These test units will provide a more detailed look at site soils and their relationship with artifact deposits and provide a sample of artifacts for determining site function and chronology. Excavations will proceed by arbitrary 3-inch levels within natural soil horizons that appear to be undisturbed. Plow-mixed soils or soils otherwise disturbed will be removed as a single excavation level regardless of their thickness. The placement and number of test units used within a site area will be an in-field decision related to the size of the site, possible intra-site artifact or activity patterning, and the variety of topographic features and soil types in evidence.

All surface tests, including auger borings, will be located on a base map of the project area which will appear in the final report. Appropriate records will be kept for all excavations performed and for surface finds. All data, including descriptions of soils, will be recorded in scientifically prescribed fashions (e.g., Munsell color notation will be used in describing soils). Photographs of site areas and test units will be taken where appropriate. Site record forms will be completed on a daily basis.

All excavations will be backfilled immediately upon completion. If it is necessary to leave an excavation open overnight, it will be covered or fenced to insure safety. Where possible, the area will be returned as near to possible to its original condition. Should burials be encountered, they will be mapped, but not excavated, and backfilled unless consultations with city or BHP officials suggest otherwise.

Data analysis will consist of the analysis of the field data and an evaluation of any cultural resources which were located. All recovered materials, including floral and faunal remains will be cleaned and conserved to assure their stability. All recovered artifacts will be identified, as far as possible, to cultural and temporal affiliation, material, style, function, form, etc. Ceramics will be classified according to appropriate typologies which indicate cultural affiliation and age. Where possible, a vessel form analysis will be conducted.

Appropriate data can be entered into the computerized archaeological data base management system developed by the Cultural Resource Group of LBA if the size of a particular project warrants. This system provides a readily accessible inventory of archaeological data and increases the efficiency of analytical and report preparation tasks. Upon completion of the analysis of data, a report will be prepared, consisting of the results of the Phase I field investigations and data analysis.

